

**Stafford County Department of Utilities  
Water and Sewer Design and Construction Standards  
March 2006**

**Addendum 1                      October 15, 2011**

Page G-5            Section 1.1.6 Easements

Replace entire section with the following:

Water and sewer utilities that will become the property of the County, and that do not lie wholly within a public right-of-way, shall require exclusive easements dedicated to the County for public use.

Before site plans, subdivision construction plans, infrastructure plans, or other plans that include water and/or sewer construction can be approved by the Department of Utilities, all off-site easements for water and sewer lines to be constructed from the plans must be obtained and recorded with the grantee being the County of Stafford. Final subdivision plats cannot be filed until all easements necessary for water and sewer service for the project are obtained and recorded.

When deemed necessary by the Director and in order to assure maximum utilization of the public water and/or sewer system, easements shall be extended to adjacent properties. Sizes, elevations, and alignments of water and sewer mains and appurtenances shall be designed to include adjacent parcels. Where future water or sewer main construction may adversely affect nearby residents or will be logically required in the future, the Director may require that water and/or sewer mains also be extended to adjacent properties. It may also be necessary that appropriate easements be provided to allow adjacent properties access to water and sanitary sewer lines. In order to assure routine and emergency maintenance, access (ingress/egress) easements shall be provided.

Water mains may be constructed on private property provided that the property owner has provided a duly recorded easement with a minimum width of 20 feet centered on the water main. Increased easement widths may be required by the Director due to line size or access requirements.

Sewer mains may be constructed on private property provided that the owner has provided a duly recorded easement with a minimum width of 20 feet centered on the sewer main. The minimum easement width between houses or other structures shall be 25 feet. Where feasible, the easement between houses or other structures shall be on common property and not on the lots where the structures are located.

Where a 25-foot easement on common property is not feasible for sewer mains located between houses or other structures, the minimum easement width shall be 25 feet with the sewer main centered within the easement. In addition, the following restrictions shall apply:

1. The 25-foot easement shall be located entirely upon one of the two adjacent properties.
2. Deed restrictions shall be recorded for the property the easement is located upon including, at a minimum:
  - a. A prohibition against the planting of any shrubs, trees, or plantings other than grass within the easement
  - b. A prohibition against the location of any structures within the easement
  - c. A prohibition against the erection of any fencing across the width of the easement that prohibits access to the easement for maintenance or repair of the sewer main.

A gate that easily opens to provide a passage of at least 20 feet in width may be installed in the easement.

Where the sewer is in excess of 10 feet deep and located in open and less-densely developed areas or between houses or other structures, the easement width shall be increased on a 1 to 2 depth to width ratio.

Combined sewer and water easements shall be a minimum of 30 feet in width with both mains 10 feet from the edges of the easement.

All easements shall be restored as nearly as possible to their original condition after construction. An acceptable ground cover shall be sown or planted and necessary measures to prevent erosion shall be completed within 30 days of pipe installation.

Page G-18      Section 1.4.5 Backfilling

In the second paragraph, change “VDOT size 8, 8P or 9” to VDOT size 57.”

Page S-9      Section 3.3.1 Sewer House Connection

Change the sixth paragraph to read “The maximum depth of a sewer lateral at the cleanout at the property line or easement line shall be twelve feet (12’). All sewer lateral materials starting between the tee-wye on the sewer main and the long radius sweep tee at the first cleanout shall be ASTM D3034 SDR26, or ductile iron pipe if otherwise required. All lateral materials beginning with the long radius sweep tee at the first cleanout shall be Schedule 40 with solvent welded joints. For projects involving the construction of new sewer mains, the sewer lateral to the property line or easement line and the cleanout to within three feet (3’) of the finished ground surface shall be constructed and tested with the sewer mains. In addition, a five feet long (minimum) length of lateral shall be extended from the long radius sweep tee at the base of the cleanout toward the structure, terminated

with a temporary cap, and tested with the sewer mains. The cleanout shall be protected from damage during construction of the remaining structure or infrastructure. After acceptance by the county, the plumbing contractor shall construct the sewer lateral between the building and length of straight pipe, and complete construction of the cleanout. The cleanout shall be protected by a cleanout cover assembly in accordance with details 3.3.3-3A or 3.3.3-3B as applicable.

In the seventh paragraph, change the sentence to read, "When specifically approved by the director, a longer portion of the sewer lateral beyond the long radius sweep tee and past any utility easements may be constructed with the sewer mains provided that a means of protecting the extended sewer lateral is provided. However, in no instance shall the cleanout be constructed closer to the structure than other utilities such as gas, electricity, telephone or cable TV.

Page S-10      Section 3.3.2 Cleanouts

In the first paragraph after the first sentence, add the following sentences: "If the sewer is located beyond the property line, the cleanout shall be located at the property line. If the sewer is located in an easement on the property being served, the cleanout shall be located at the easement line."

Page W-16      Section 2.5.4 Installation of Pipe and Fittings

In the last paragraph on page W-17, delete "non-metallic" from the first sentence.

Page AL-6      Section 6.3.5 Fire Hydrants

In paragraph C Manufacturers add:

4. American Flow Control B084-B-5
5. Clow Medallion

In the note change Sherwin Williams "KEM 400 F 75" to "B54Y157, 6403-84160 Industrial Urethane Alkyd"

Change "McCormick Polyurethane Modified Alkyd Enamel" to "McCormick Corotech Alkyd Urethane Gloss V-200". Change "SPCC-SP3" to "SSPC-SP3".

Page 6.3.23      Yoke Angle Meter Ball Valve for 1" Copper Service Line

In item A.1.a change "Mueller B24273" to "Mueller P24273".  
Delete "c. AY McDonald 4602 by 22 1x3/4x02"

Page AL-15      Item 6.4.4.1

Add A.3 "U.S. Foundry"

Page AL-16      Item 6.4.4.2-Watertight Frame and Cover

Delete A.2 "Capital Foundry MH-1682-WT"  
Add A.2 "U.S. Foundry"

Add Item 6.4.5.2-Bituminous External Manhole Coating

A. Manufacturers

1. Sherwin Williams Targuard Coal Tar Epoxy

Delete 3.3.3.1-Sewer House Connection

Replace with detail dated July 2011 (attached)


Detail 3.3.3-3

Delete detail dated December 2004

Add details 3.3.3-3A, 3.3.3-3B and 3.3.3-3C dated April 2010 (attached)

Approved By:

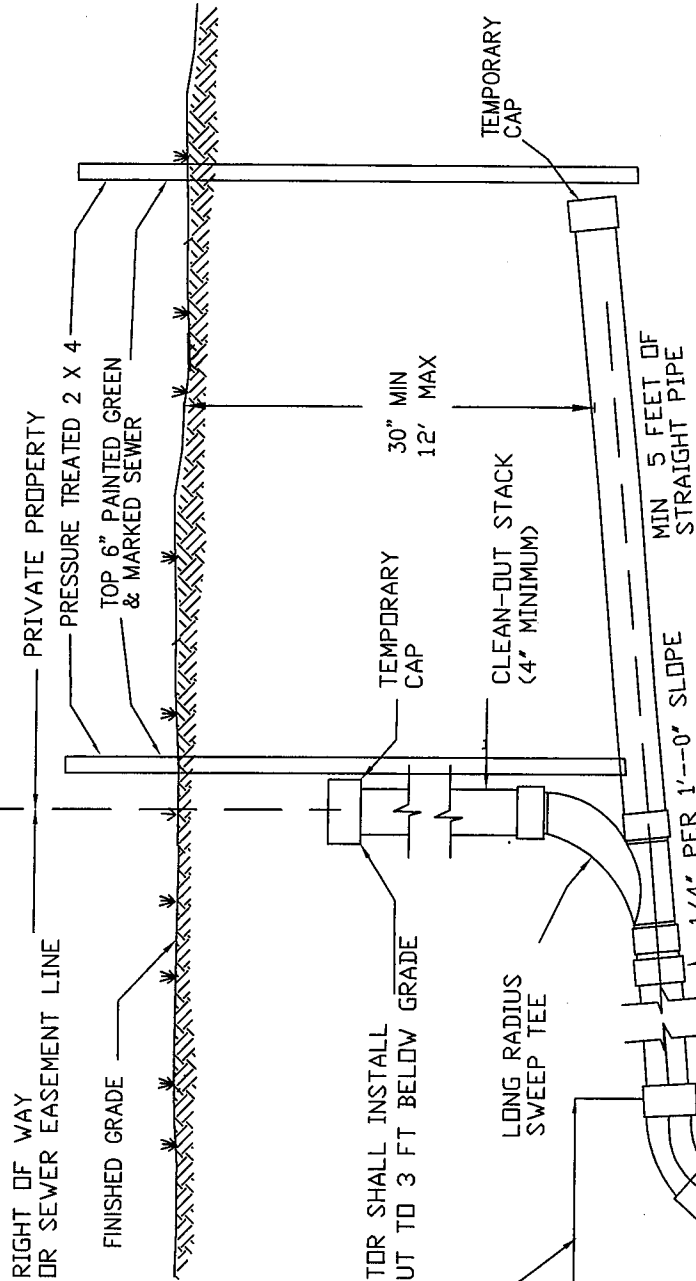
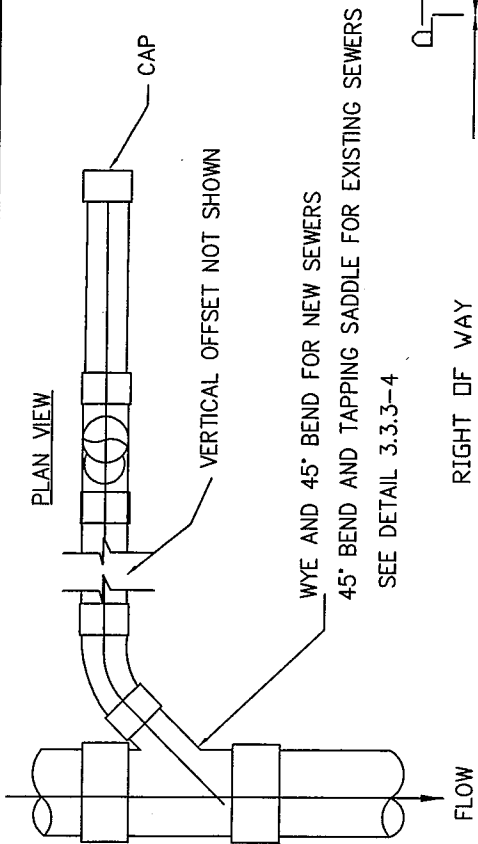
Anthony Romanello  
County Administrator

  
10.12.11

Effective: October 20, 2011

**NOTES:**

1. ALL LATERAL MATERIAL BETWEEN THE TEE-WYE LOCATED ON THE MAIN AND THE LONG RADIUS SWEEP TEE AT THE FIRST CLEANOUT SHALL BE ASTM D 3034 SDR 26, OR DIP IF REQUIRED. 2. ALL LATERAL MATERIAL BEGINNING WITH THE LONG RADIUS SWEEP TEE AT THE FIRST CLEANOUT TO THE BUILDING SHALL BE SCHEDULE 40 WITH SOLVENT WELDED JOINTS.
3. PLUMBERS SHALL REMOVE TEMPORARY CAP AND EXTEND SEWER LATERAL.
4. PLUMBERS SHALL REMOVE TEMPORARY CAP, EXTEND SEWER CLEANOUT TO FINISHED GRADE AND INSTALL CLEANOUT COVER ASSEMBLY 3.3.3-3A OR 3.3.3-3B, AS REQUIRED



CONTRACTOR SHALL INSTALL  
CLEAN-OUT TO 3 FT BELOW GRADE

VERTICAL OFFSET  
IF REQUIRED

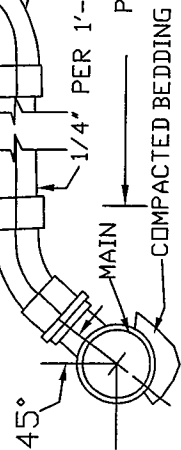
LONG RADIUS  
SWEEP TEE

SDR26/SCH40  
ADAPTER

45° MAX  
IF REQUIRED

1/4" PER 1'--0" MINIMUM SLOPE

ELEVATION VIEW  
PVC SCH 40

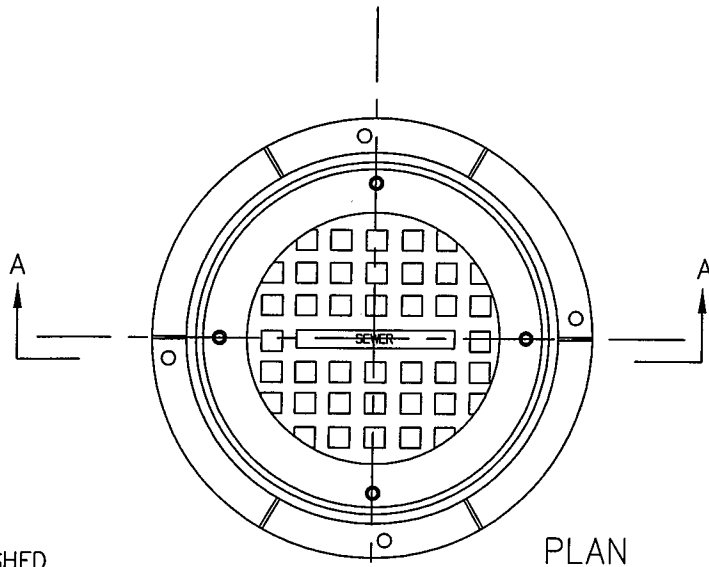


OCTOBER 2011

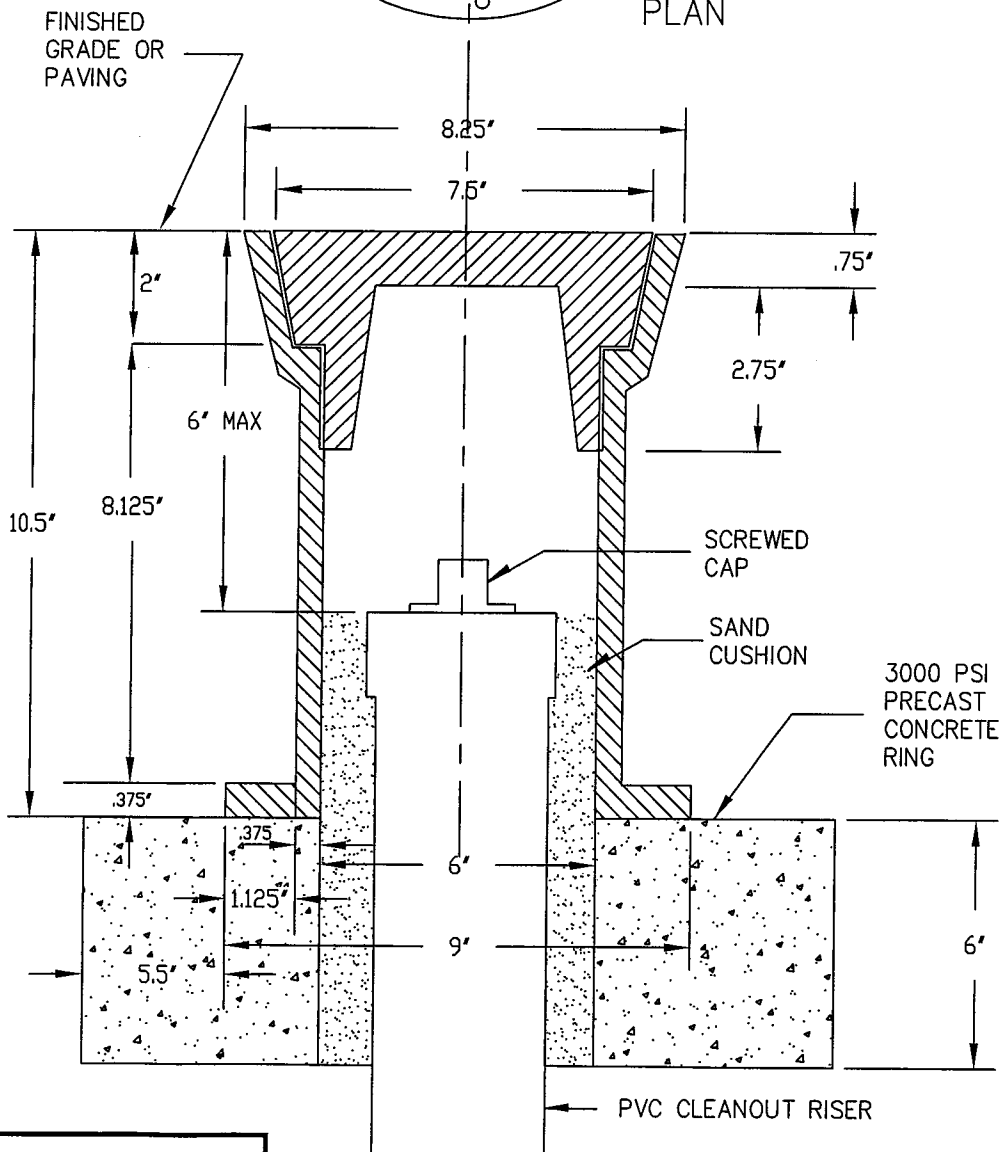
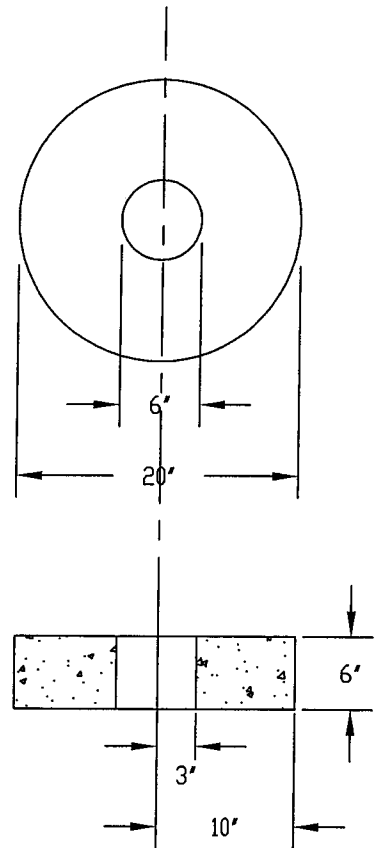
3.3.3-1

STAFFORD COUNTY  
DEPARTMENT OF UTILITIES

SEWER HOUSE CONNECTION



CONCRETE RING

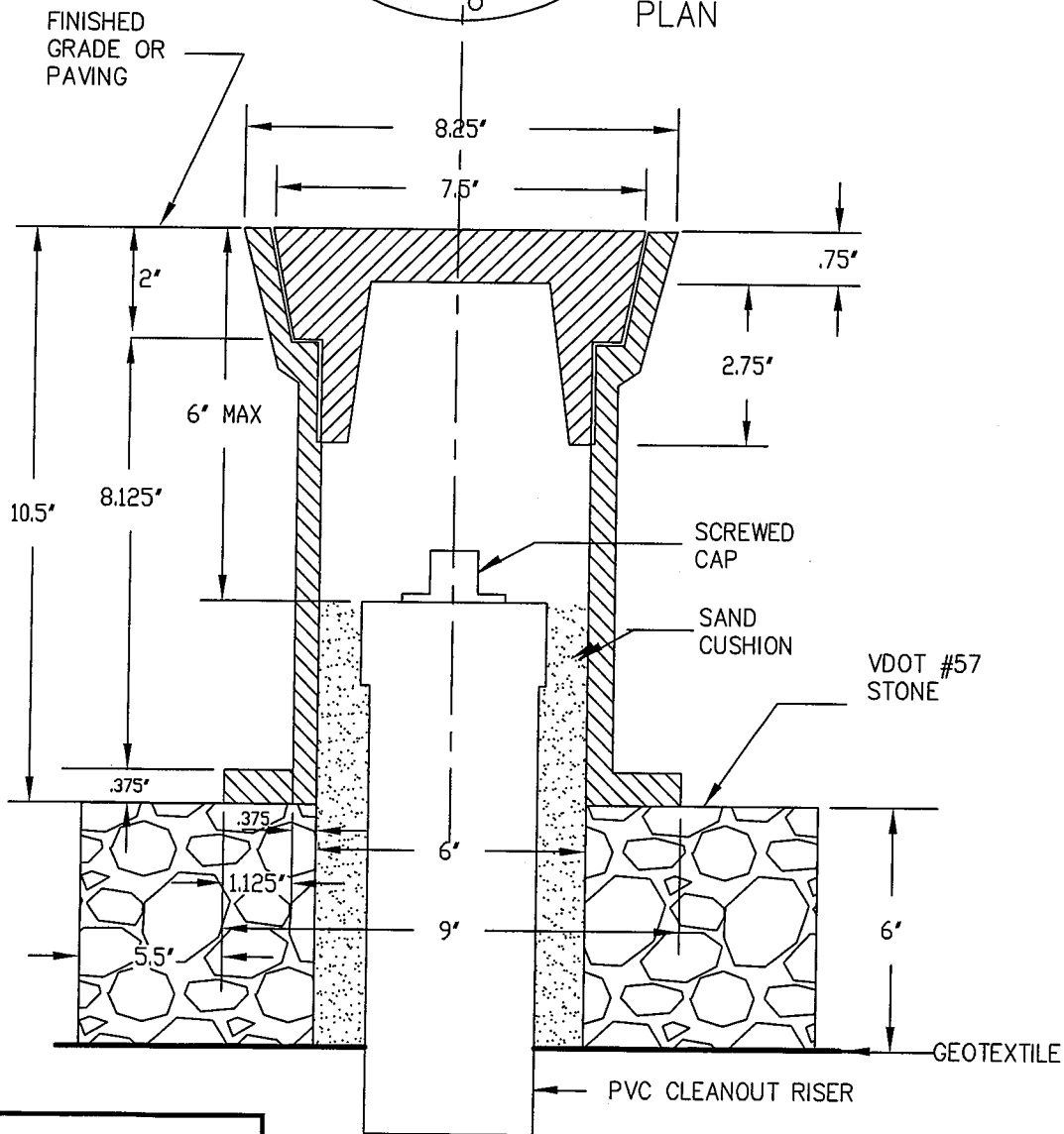
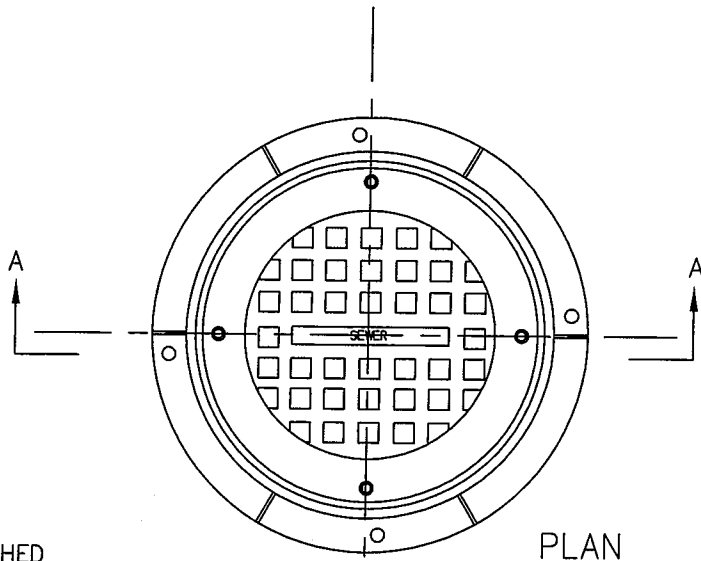


APRIL 2010

3.3.3-3A

STAFFORD COUNTY  
DEPARTMENT OF UTILITIES

CLEANOUT COVER ASSEMBLY  
FOR 4" CLEANOUTS IN AREAS SUBJECT  
TO VEHICLE TRAFFIC

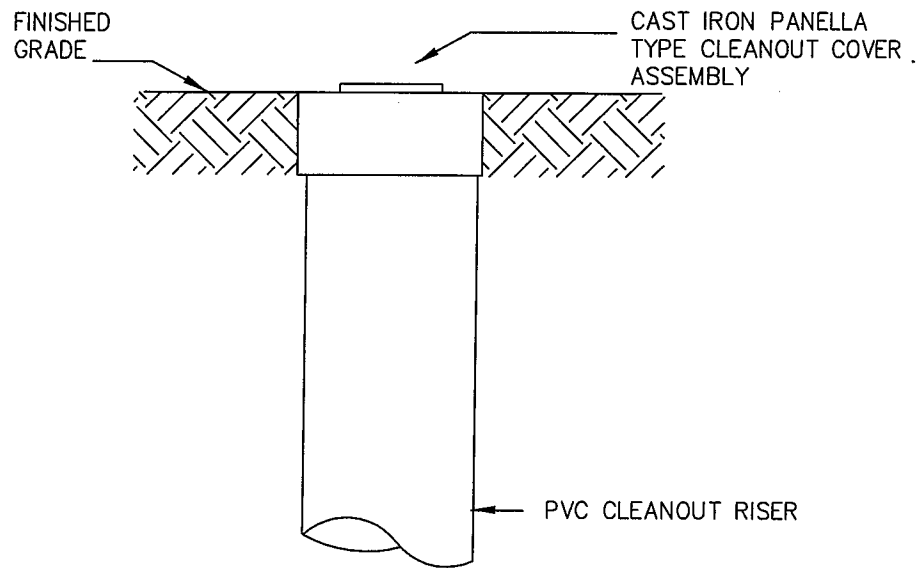


APRIL 2010

3.3.3-3B

STAFFORD COUNTY  
DEPARTMENT OF UTILITIES

CLEANOUT COVER ASSEMBLY  
FOR 4" CLEANOUTS AT EASEMENTS AND  
PROPERTY LINES



ASSEMBLY NOTE:

LUBRICATE CAP THREADS WITH  
ANTI-SIEZE LUBRICANT

APRIL 2010

3.3.3-3C

*STAFFORD COUNTY  
DEPARTMENT OF UTILITIES*

PANELLA-TYPE CLEANOUT CAP ASSEMBLY  
FOR 4" CLEANOUTS IN INTERIOR  
YARD AREAS